

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Heritage Room
Brighton, CO 80601

Agenda

Date: March 10, 2016

6:00 p.m.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042

sjohnson@brightonco.gov

Chairperson:

Allison Lockwood

Vice-Chair:

Danielle Henninger

Treasurer/Secretary:

Commissioners:

Joseph Burt
Robin Kring
Lynette Marrs
Patricia Reither

City Council

Representatives:

Ken Kreutzer
J.W. Edwards – Alternate

Emeritus

Wayne Scott

Youth Commission

Representative:

Alternate:

Cheri Lopez

City Admin. Assistant:

Sheryl Johnson

City Staff:

Aja Tibbs

- | | |
|--|--|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Allison Lockwood |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATE | Allison Lockwood |
| IV. APPROVAL OF AGENDA | Allison Lockwood |
| V. APPROVAL OF MINUTES FOR FEBRUARY 11, 2016 | Allison Lockwood |
| VI. CONSENT AGENDA | Allison Lockwood |
| VII. PUBLIC COMMENT
Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VIII. REPORTS / PRESENTATIONS
<u>Committees:</u>
Historic Properties Committee / Plat Map Update
Events Committee Update | Allison Lockwood
Danielle Henninger |
| <u>Staff:</u>
Report from Aja | Aja Tibbs |
| IX. UNFINISHED BUSINESS
2016 Finances
Great Western Sugar Company Update
Written Documentation Proposals | Robin Kring &
Danielle Henninger |
| X. NEW BUSINESS
Elections of Officers
Sub-Committees – Grant, Historic Properties, Outreach & Education and Events | |
| XI. ADDITIONAL COMMENTS | |
| XII. ADJOURNMENT | |
| XIII. ANNOUNCEMENTS
Historic Preservation Awards Luncheon – May 7, 2016 | |

NEXT MEETING

APRIL 14, 2016



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Heritage Room at Historic City Hall at 22 South 4th Avenue, Brighton, Colorado.

DATE: February 11, 2016

Call to Order/Pledge of Allegiance: Chairman Allison Lockwood called the meeting to order at 6:00 p.m. followed by the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Danielle Henninger, Robin Kring, Allison Lockwood, Cheri Lopez, Lynette Marrs, Pat Reither, Ken Kreutzer and Wayne Scott

Commissioners Absent: (Excused) Joseph (Joe) Burt

Staff Present: Sheryl Johnson & Aja Tibbs

Others Present: Natalie Hoel

Swearing in of Danielle Henninger, Lynette Marrs & Cheri Lopez

Natalie Hoel, City Clerk, swore in Danielle Henninger, Lynette Marrs and Cheri Lopez.

Seating of Alternate:

Motion to seat the alternate by Danielle. Second by Lynette. Motion carries.

Approval of Agenda:

Addition of Great Western Sugar Factory / Possible Task Force under Unfinished Business.

Motion to approve the amended agenda by Pat. Second by Cheri. Motion carries.

Approval of Minutes for January 14, 2016:

With no corrections to the minutes, they were approved as written.

Consent Agenda:

No items

Public Comment:

No comments

Reports / Presentations:

COMMITTEES:

Historic Properties

The historic plat map link should be put on the website. Following the meeting, the link was added to the website. Allison has consulted with Bob Brady about hanging the plat map back up. The original idea was to have it look like it was in a shadow box. There is currently someone that is looking at it to see how it can be hung in the 18 inches of brick. The acrylic is about 93 pounds, so it will be fairly heavy.

STAFF: Aja Tibbs

REFERRALS:

Colorado Sanitary Canning Company: National Register Review

The State Board review has approved the National Register nomination and has sent it on to Washington for comment. It will take at least 45 days for them to respond to the State's recommendation and could take another 50 – 60 days to receive a response. If approved for the National Register, it will automatically be on the State Register. The property is not significant for local designation. Aja has had preliminary meetings with the owner. They are still considering

turning the building into lofts for living on the upper levels with possible businesses below. If National Register approved, they will be able to apply for tax credits.

HISTORIC PROPERTIES:

Local Designation (1886 Church, Adams County Courthouse)

The nomination applications have been drafted and sent to the City Manager for signature. Once they are signed off on, we can proceed with a public hearing for local designation.

Update to Historic Properties Map

The Community Development GIS Technician, Josh Ryan, has been working on updating the Historic Properties map to include properties that have become 50 years old over the last decade and to include them on the map. The map has been created in smaller sections of the city which will accompany a list of the county property information listed for each parcel. The information and map will be saved on the server and a copy will be in the HPC office for the Commissioners to review. This will help to identify properties that may need to be added to the watchlist. It was suggested to put the watchlist on the website. New properties that have popped up are the sub-divisions from the 60s and 70s.

PERMITS:

Demolition of U-Pump-It (1212 Bridge Street)

A demolition permit for the “U-Pump-It” gas station was received. The Adams County records indicate that the structure was built in 1957 making it eligible for review by the demolition sub-committee. The sub-committee reviewed and all approved the demolition of the site. A new Peerless Tyre store will be built at this site.

GRANTS & SURVEYS:

CLG Grant – 64 Agricultural Properties

On January 29th, staff and the consultant team met with the State to review their comments on the draft survey forms. The main items discussed were photographing all of the structures on the property; scope of work limitations; safety and access to the site; and integrity findings. There are more buildings than originally thought. It may be necessary to eliminate some of the properties that are less significant. There is a binder with the survey forms, a manual of what the forms should contain and the commissioner review forms in the HPC office. The next draft forms should be expected in mid-March.

BUDGET & HPC OFFICE:

Update on Staffing

A job description for the part-time, temporary staff person has been drafted and is being finalized. The intent is to post the job by the end of the month and begin interviews. This staff person will be working from the HPC office.

Unfinished Business:

2016 Finances / Treasurer’s Report – Sheryl Johnson

There were no questions regarding the financial report. Most of the spending has been for the Saving Places Conference.

Update on the Great Western Sugar Factory / Possible Task Force – Robin Kring

Things have been changing frequently. A developer is being sought to redevelop. The property was listed in the 2016 Endangered Properties brochure. A copy of the brochure will be given to each City Council member and is also available on the CPI website. A link will be created to put on the city website on the Historic Preservation page. The Commission will receive a copy of the video that was played at the Saving Places Conference. A map showing several of the structures was presented. The main factory building or mill are the most endangered. There is asbestos and lots of safety issues for trespassers. There is currently a contract to demolish the building once the asbestos abatement is completed. It is possible that the Sample “Shack” can be saved as well as the Main Office and garage as long as they are not damaged in the demolition. The site is one of the most complete of all of the original 13 sites. There could be various uses if the mill was spared. The silos will be kept as long as they are in use. There are pictures hanging in the main office that shows who participated in WW2 from Brighton and the surrounding area. Pat was able to get some of the stories. The south warehouse is beautiful inside and this could be sold. There currently are no plans to demolish it. The demolition has been moved to April but the Commission would only have one week to document and get photos of the mill. A 3D documentation could be done and would cost \$3,600 or more upwards to \$10,680. Robin presented a scope of work and quotes for the photo documentation. Fundraising could be done for this or funds from the book sales can be used for the documentation. It would be ideal if video documentation could also be done. Due to the urgency and timeframe in which this will all need to happen, we need to have a plan in place for the documentation. If there would be

a letter of intent from a developer, we may or may not have more time. A Task Force could approve a plan of action for the documentation. The smoke stack will also be demolished if the demolition moves forward.

Motion by Robin that we use the book fund monies to finance a 3D digital documentation of the Great Western Sugar factory and that we also document with photography; and if time allows, we would do a video documentation; and if time does not allow, it would be a medium amount of photography with the 3D digital documentation. Second by Danielle. Motion Carries.

The photos could also be used for designation if buildings are saved. Amalgamated Sugar has been very willing to work with Robin and the Commission. The whole site may not be able to be saved, but the parts that can be redeveloped should be the areas of concentration. Amalgamated is using the silos and will continue to use them. If someone were to come in and buy the property, they would want to continue to lease the silos. Currently the areas be used besides the silos are the warehouse for sugar storage and the south warehouse. There are still several questions that can be asked to help preserve the history of the site. It was asked if a tour could occur for the Commission and possibly any citizens that had an interest. It would also be nice to get some of the bricks from the factory when it is demolished. Once the mechanical equipment is removed from the building, there could also be some artifacts or antiques in the building. There were items that were embedded in the floor that have already been removed. Ken stated that there is a tunnel from the property to the west side of Highway 85. A lot of thought and work and already gone into this project and Ken offered thanks to those working on it.

New Business:

Election of Officers

Due to Joseph being out and no nominations for the positions of Chair, Vice-Chair, and Treasurer/Secretary, a nomination committee of Lynette and Pat was formed to get nominations. This will be a short term committee and they will bring a motion to the March meeting for officers and sub-committees. The current sub-committees are still active and should continue to work on their goals. If the Commission feels that they are too small, they could decide to do away with the sub-committees. Some felt that the sub-committees have done a good job.

Additional Comments:

Nominations are still needed for the Historic Awards Luncheon will be on May 7th. The deadline to get the nominations in is by February 17th.

Adjournment:

Motion to adjourn at 7:28 p.m. by Danielle. **Second** by Lynette. **Motion Carries.**

Announcements:

Historic Awards Luncheon will be on May 7th at the Armory.

Next Meeting: March 10, 2016 at 6:00 P.M. at Historic City Hall

Submitted by,

Sheryl Johnson



HISTORIC PRESERVATION COMMISSION

Staff Report

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: March 3, 2016

Date Presented: March 10, 2016

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Aja Tibbs, Long Range & Historic Preservation Planner

3/10/2016

HISTORIC PRESERVATION COMMISSION

Staff Report

REFERRALS:

Be Brighton Comprehensive Plan and the Local District Plan

The Commission is invited to review two public draft plans which may impact the Commissions work.

The Be Brighton Comprehensive Plan can be found at www.bebrighton.com. This is an update to the City Comprehensive Master Plan and will guide development for the next 20-25 years. Specific goals and policies on historic preservation are located throughout the plan for your consideration. In addition, Principle 10 specifically addresses historic resources. Comments from the Commission are due to staff by March 15th.

Additionally, the Local District Plan can be found at www.districtplan.org. This plan is a more specific, tactical plan that addresses a partnership between the City of Brighton and Adams County in order to address the development and conservation efforts in the southern growth boundary of Brighton. Adams County is collecting and gathering comments for this plan which are due on March 11th.

Both plans are scheduled for a public hearing before the Planning Commission on March 22nd at 6:00 pm, where the Commissioners are invited to attend and speak in support or opposition to the draft plans. If the plans are approved by the Planning Commission, they will then go before the City Council for ratification on April 5th at 7:00pm.

HISTORIC PROPERTIES:

Adams County Courthouse

Staff met with the City consultant to review draft plans for the Council approved HVAC upgrades to Historic City Hall. During this meeting staff relayed the Commission's request to construct a building addition instead of less permanent screen walls, and to look into the design of the proposed louvers demonstrated in the draft plans. For the Commission's benefit and to provide additional input, Bob Brady (staff capital project manager) will present the proposed changes to the site, the historic elements which have been taken into consideration, and the state's involvement with the design process, during the regular meeting on March 10th.

PERMITS:*Demolition of 510 S. 2nd Avenue*

Staff approved a demolition permit for 510 S. 2nd Avenue on February 12, 2010 for the rear structure on the property. As previously reported, this property was damaged by fire at the end of December. Adams County records indicate that the structure was more than 50 years old, making it eligible for the demolition sub-committee's review. The request was reviewed by the committee and all members approved demolition of the damaged structure.

GRANTS & SURVEYS:*CLG Grant – 64 Agricultural Properties*

Survey work continues to make rapid progress. Our Consultant, Terracon, has completed a majority of the Reconnaissance survey work and part of the Intensive survey work. The Consultant will hold a public meeting at the regular March 10th meeting to gather additional public input, and present and update to the Commission. Subsequently, they plan to have a draft report completed by April 8th, and make a final presentation to the Commission at our regular April 14th meeting.

BUDGET & HPC OFFICE:*Update on Staffing*

A job description for a part-time, temporary staff person has been posted and is open. The position will close on March 20th, and interviews will be scheduled as quickly as possible. Commissioners wishing to participate in the interview process will need to be available during business hours and should notify staff as soon as possible.

Historic City Hall HVAC Upgrade Overview for Brighton Historic Preservation Commission

March 10, 2016



Agenda

- Background
- Process
- Benefits
- Schedule

Background

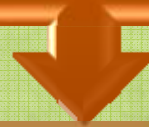
- Began investigation in July 2014 to identify needs & opportunities in City buildings for sustainability & energy efficiency
 - Wanted to make sure that addressed problems in the process
- Historic City Hall high on staff's list of buildings that needed significant HVAC improvements
 - Comfort issues
 - Unreliable heating & air conditioning
 - Inadequate thermal environment for preservation of historic documents
 - Energy inefficiency

Process for Overall City Sustainability Project with Honeywell

Level 1 Assessment – Establish preliminary visibility of overall project, develop extensive “wish list” of potential improvements & narrow list with staff input



Level 2 Assessment – Evaluate narrowed list from Level 1, narrow down further based on City priorities & “fund-ability”



Level 3 Assessment – Complete necessary engineering and financial due diligence to present guaranteed cost and savings for remaining measures. Work with staff on funding approach, including grant application(s). Presented proposal to implement.



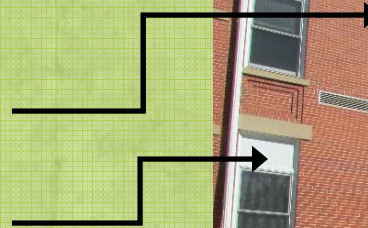
Implement -- Council approval and 3rd party loan anticipated to be approved at Council meeting March 15th, 2016.

Unique Process Considerations for Historic City Hall/HCH

- Recognized historical nature of property, including History Colorado site designation
- Siting of all improvements to maintain and/or enhance external historic appearance of City Hall proper
 1. Eliminating of window air conditioners & matching to adjacent window panels
 2. Locating new mechanical equipment room on the north side of the existing annex building on least significant side of the site
 3. Closely matching exterior brick and louvers on new building to the existing annex building
 4. Replacing & reducing the quantity of rooftop HVAC equipment & centering new equipment centered on the roof

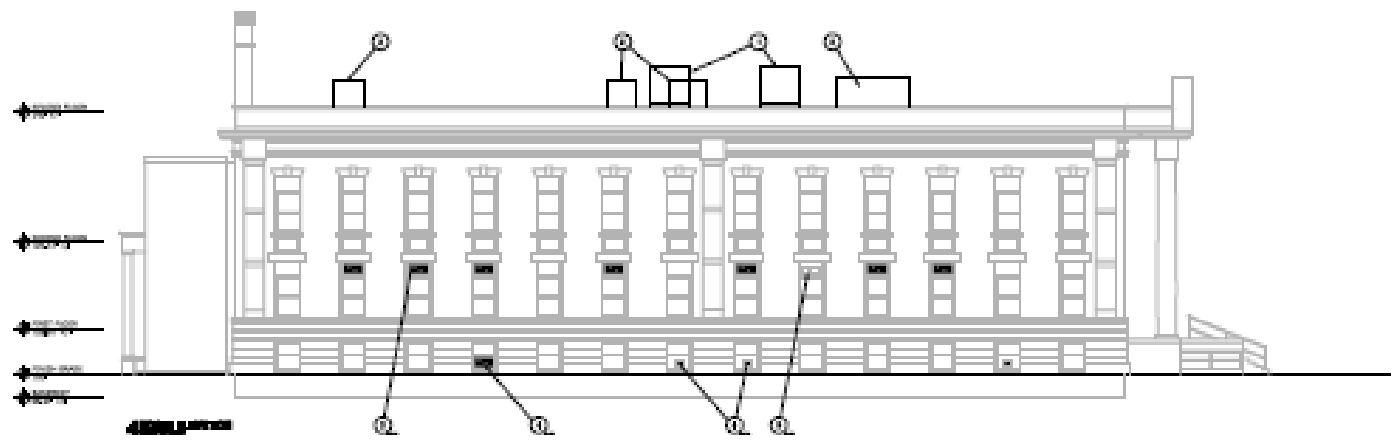
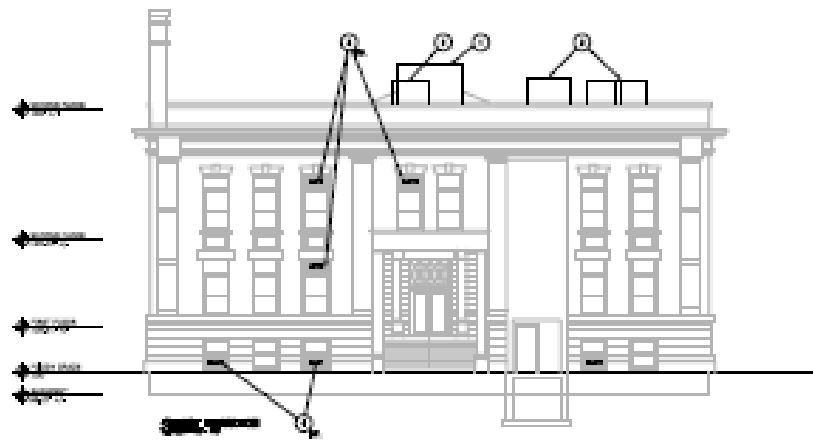
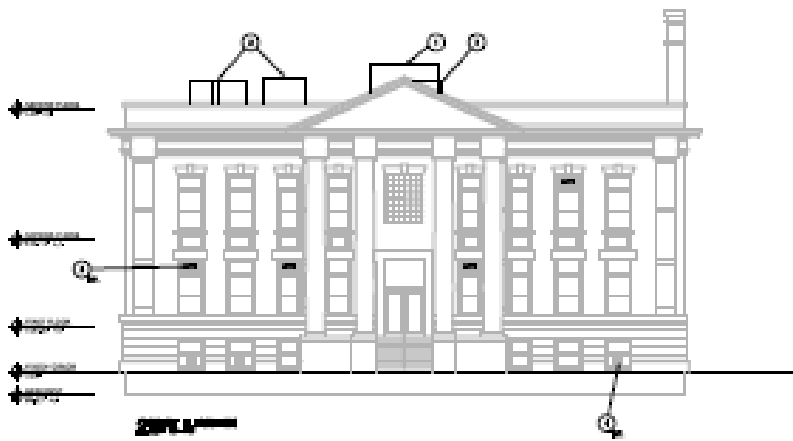
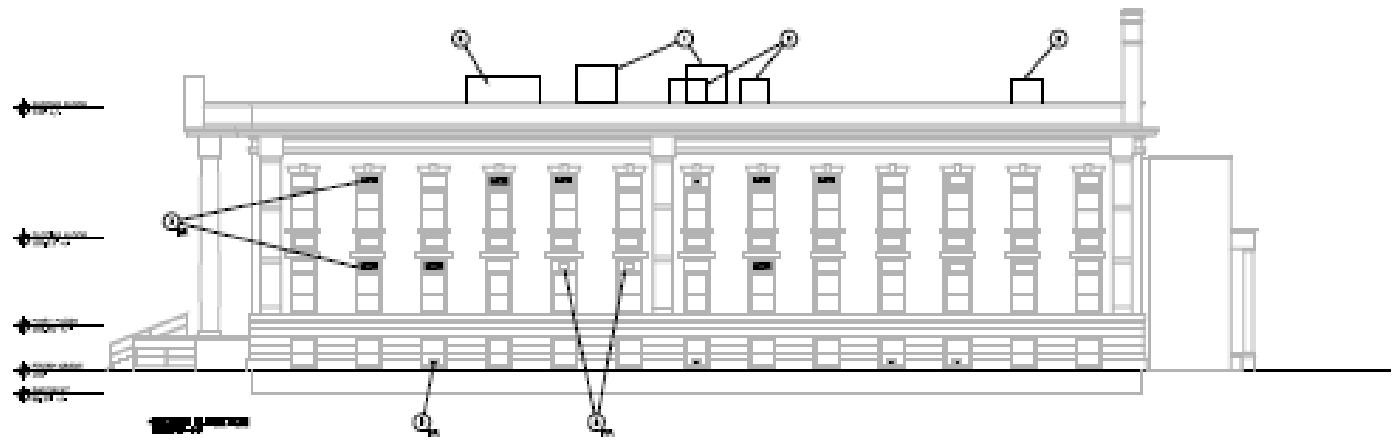
Visual impacts – Elimination of window air conditioners

Elimination of window air conditioners & matching to adjacent window panels

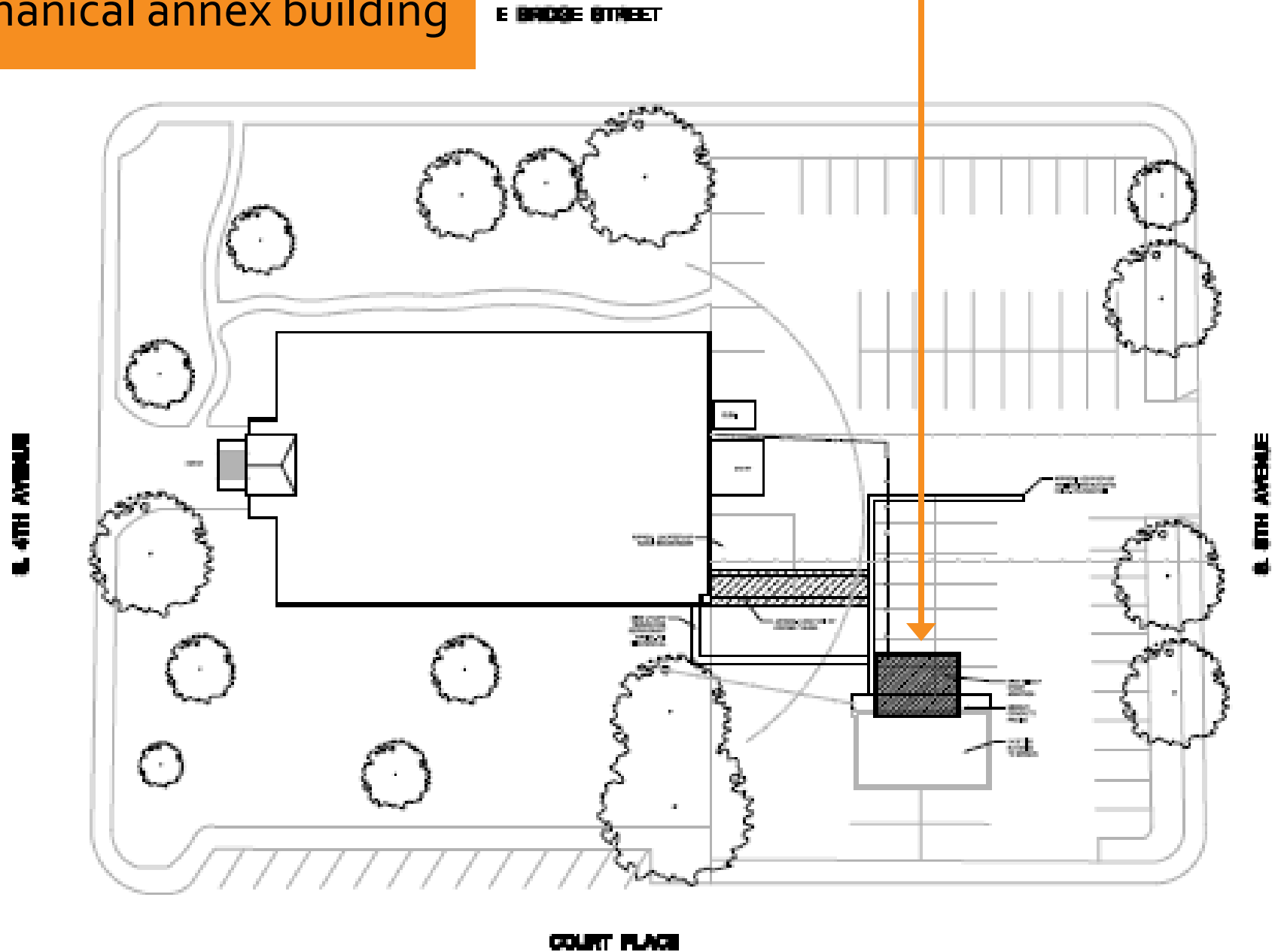


LEGEND:	
	OUTLINE OF BUILDING EXTERIOR
	OUTLINE OF BUILDING INTERIOR
	LINE OF SECTION
	ROOF DRAIN, AT POINT OF DRAINAGE

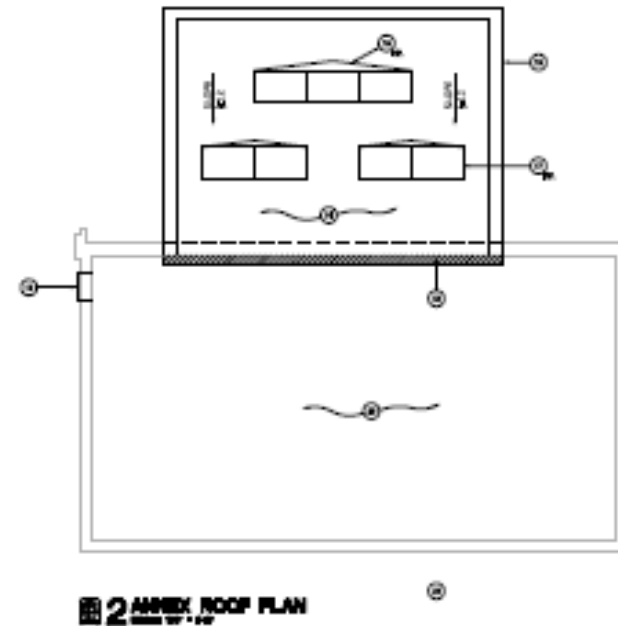
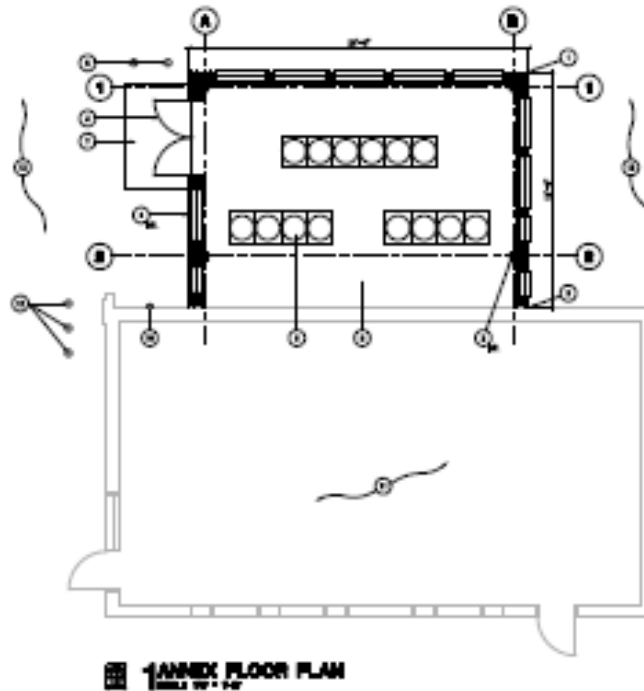
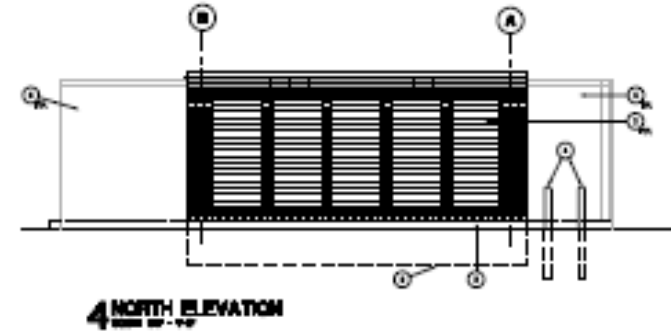
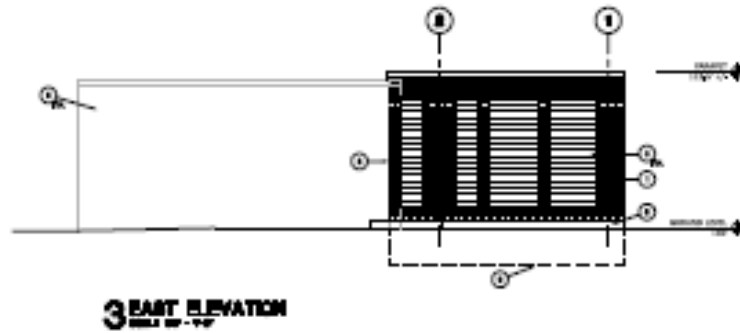
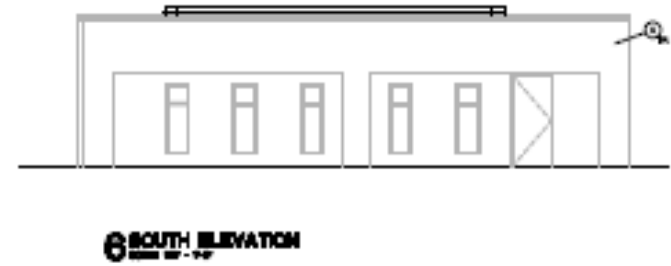
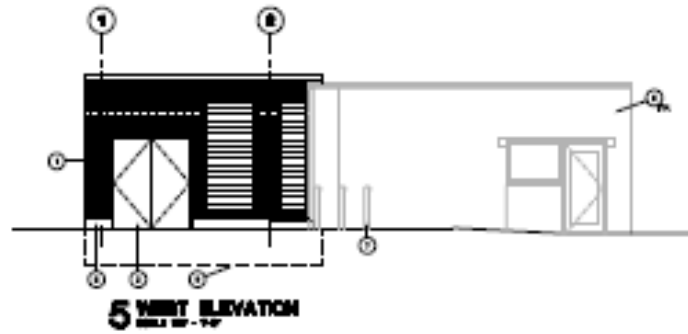
SHEET NOTES:	
1.	SECTION SHOWN THROUGH WALL TO INTERNAL WALL, NOT THROUGH WALL.
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Location for new
mechanical annex building



New mechanical annex building

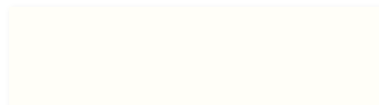




FINISHES AND COLOR GUIDE

FLUROPON® AND BAKED ENAMEL - STANDARD COLORS

The 15 colors below are available in Fluropop (70% PVDF) or Baked Enamel (50% PVDF) finishes only.



* BONE WHITE (24)



* DARK BRONZE (75)



* PORTLAND STONE (49)



* LIGHT STONE (43)



* SHELburne (69)



* FOREST GREEN (36)



* SANDSTONE (67)



* HERRINGBONE (37)



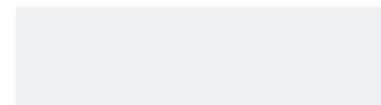
* CORONADO RED (34)



* SAHARA TAN (65)



* STONE GRAY (78)



* ASCOT WHITE (19)



* BLACK (89)



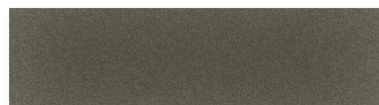
* MEDIUM BRONZE (72)



* TAUPE (52)

PEARLEDIZE 70 AND PEARLEDIZE 50 STANDARD COLORS

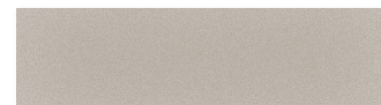
The 9 colors below are available in Pearledize 70, Pearledize 50, Clear or Color Anodize finishes only, and may be more expensive than the Fluropop and Baked Enamel colors shown above. Italicized color names and codes are available in Anodized Finish.



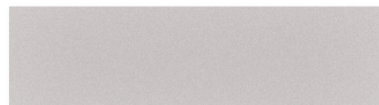
* DARK BRONZE (75)
* DARK BRONZE (75)



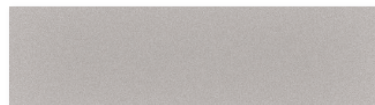
* MEDIUM BRONZE (72)
* MEDIUM BRONZE (72)



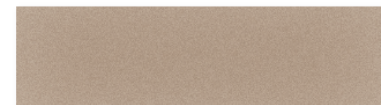
* CHAMPAGNE BRZ (71)
* CHAMPAGNE BRZ (71)



* BRIGHT SILVER (88)
* Clear 204R1 & 215R1 (00)



* WARM SILVER (96)



* ASTI (86)



* COPPER (92)



* CORAL REEF (93)



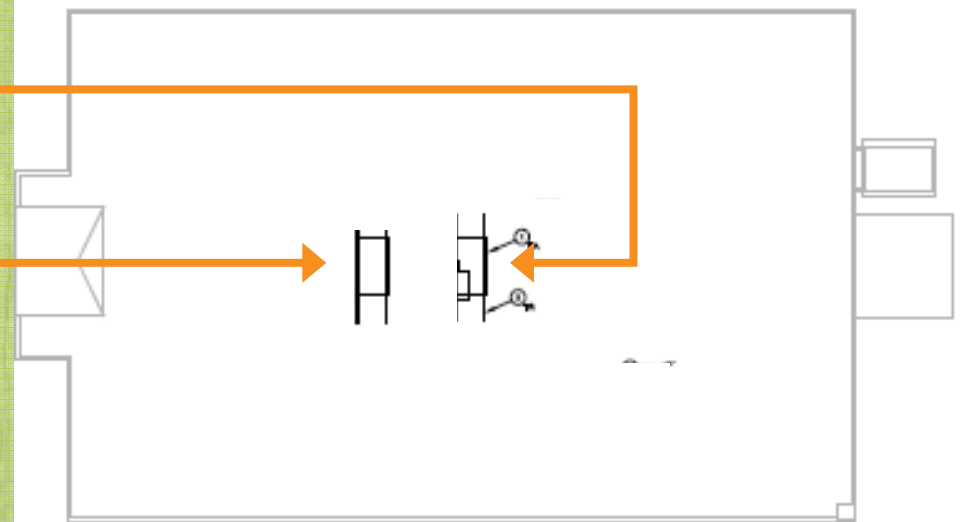
* BLUE (05)

Rooftop HVAC equipment

Old/existing HVAC equipment



New HVAC equipment



Benefits

- Improving a historically designated building
 - Enhancements to exterior appearances more consistent with historical images
 - Minimal impacts to interior appearances, e.g. leaving existing radiators in place
- Sustainable & beneficial for current uses
 - Thermal comfort
 - Safety (steam leak avoidance)
- Improved historic document preservation
 - Not museum environment conditioning, but much improved over current situation

Schedule

- Council approval..... March 15, 2016
- DOLA grant..... April 8, 2016
 - History Colorado
 - Grant
- Construction..... April 2016 → Dec 2016

Open discussion

Memo

March 10, 2016 – City of Brighton Historical Commission Meeting

64 Farmsteads - Historic Survey Update

To date, Terracon has completed the following:

1. Documented 42 of the 42 properties slated for reconnaissance level survey.
 - a. Of these 42 properties, 10 were not recordable owing to severe lack of access or the buildings were no longer extant.
 - b. Terracon photo-documented these properties.
2. Thus far, we've documented 17 out of 22 properties for intensive level survey.
3. Out of the 64 properties and 208 structures listed on the original RFP, Terracon discovered during fieldwork that there are actually over 300 structures associated with 64 farmsteads.
4. We have researched the historic contexts of the 64 farmsteads. The periods of significance include:
 - i. Open Range Days
 - ii. Post-1900 Agriculture—Sugar Beets
 - iii. Canning Industry and Small Truck Farming
 - iv. Japanese-American Farmers
 - v. Dairy Farming
5. We've also placed a legal notice and have been monitoring feedback shared on an email for this project.
6. We would like to highlight three of the intensive survey properties:
 - a. Monaghan Farmstead
 - b. Ehlen Farmstead
 - c. Mile High Duck Club Farmstead
7. Our report is underway and we look forward to sharing our final results with the public on April 14!